

# Lease Availability Report

**3251 Blenheim Blvd - Fairfax Circle Bldg**  
Fairfax, VA 22030 - Fairfax City Submarket



## BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1971; Renov 2013</b>
RBA:	<b>96,894 SF</b>
Floors:	<b>5</b>
Typical Floor:	<b>19,379 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,468 SF</b>
Max Contig:	<b>20,391 SF</b>
Total Available:	<b>40,549 SF</b>
Asking Rent:	<b>\$28.50/FS</b>

## EXPENSES

Taxes:	<b>\$1.70 (2021)</b>
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## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	204	Office	Direct	1,468	3,939	3,939	\$28.50/FS	Vacant	5 - 10 Yrs
P 2nd	202	Office	Direct	2,471	3,939	3,939	\$28.50/FS	30 Days	Negotiable
E 3rd		Office	Direct	2,000 - 20,391	20,391	20,391	\$28.50/FS	Vacant	5 - 10 Yrs
P 4th	404	Office	Direct	3,335	5,350	5,350	\$28.50/FS	Vacant	Negotiable
P 4th	405	Office	Direct	2,015	5,350	5,350	\$28.50/FS	Vacant	Negotiable
P 4th	407	Office	Direct	3,223	3,223	3,223	\$28.50/FS	Vacant	Negotiable
P 4th	403	Office	Direct	2,274	2,274	2,274	\$28.50/FS	Apr 2024	Negotiable
P 5th	506	Office	Direct	3,359	3,359	3,359	\$28.50/FS	Vacant	Negotiable
P 5th	504	Office	Direct	2,013	2,013	2,013	\$28.50/FS	Vacant	Negotiable

## AMENITIES

Air Conditioning, Bus Line, Conferencing Facility, Food Service, Property Manager on Site, Security System, Signage

## TRANSPORTATION

Parking:	334 Surface Spaces are available; Ratio of 3.10/1,000 SF
Commuter Rail:	15 minute drive to Burke Centre Commuter Rail (Manassas Line)
Airport:	29 minute drive to Ronald Reagan Washington National Airport
Walk Score ®:	Very Walkable (80)
Transit Score ®:	Some Transit (43)



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### KEY TENANTS

Healthy Buildings	10,002 SF	Mama Chang Asian Restaurant	7,595 SF
Society For Technical Communication	3,797 SF	Vista Healthcare	3,600 SF
Novick, Kim & Lee, PLLC	3,293 SF	SD Carter Enterprises	3,182 SF

